

# 2013 Jasper County Property Tax Report with Comparison to 2012

Legislative Services Agency

September 2013



## **This report describes property tax changes in Jasper County between 2012 and 2013.**

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Jasper County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	-16.6%	\$26,427,098	\$2,230,987,899	0.0%
Change		3.7%	2.3%	
2012	12.8%	\$25,492,145	\$2,180,976,357	0.0%

## Comparable Homestead Property Tax Changes in Jasper County

The total tax bill for all taxpayers in Jasper County fell by 16.6% in 2013. In this reassessment year, certified net assessed value rose by 2.3% but billed net AV declined by 11.2%. Jasper County had almost no tax cap credits because its tax rates were so low and its local property tax credits were so high.

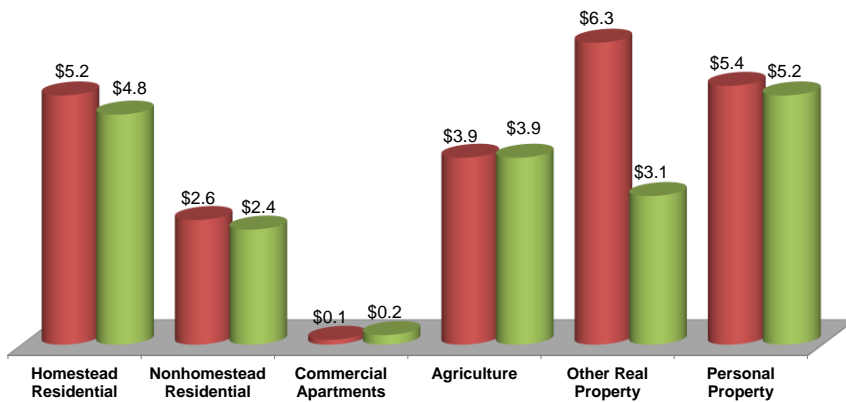
Jasper County homeowners experienced a 7.4% decrease in property tax bills in 2013. This was due to an increase in local property tax credits which more than offset an increase in property tax rates. Homesteads also experienced a small increase in net assessed value. Statewide, the average homeowner's tax bill was almost unchanged.

	<u>2012 to 2013</u>	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	1,854	21.0%
No Change	57	0.6%
Lower Tax Bill	6,918	78.4%
<b>Average Change in Tax Bill</b>	<b>-7.4%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	462	5.2%
10% to 19%	340	3.9%
1% to 9%	1,052	11.9%
-1% to 1%	57	0.6%
-1% to -9%	3,425	38.8%
-10% to -19%	2,527	28.6%
-20% or More	966	10.9%
<b>Total</b>	<b>8,829</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

### Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$23.5 ■ 2013 - Total \$19.6



In Jasper County most net property taxes were paid by business (other real and personal) and homestead property owners in 2013. Total net property taxes decreased 16.6%, compared to an average 2.1% increase statewide. Commercial apartments saw the biggest increase, while business real net taxes decreased by the largest percentage.

Property tax rates increased in 14 of 19 Jasper County tax districts in 2013. The average tax rate rose by 1.3% because the levy increase exceeded the increase in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

Jasper County increased by 3.7%, the same as the 3.7% statewide levy increase. Detailed levy changes for local governments in Jasper County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$1,262,436,700	\$1,272,148,500	0.8%	\$562,642,899	\$568,304,432	1.0%
Other Residential	271,969,100	282,159,400	3.7%	271,038,601	280,960,293	3.7%
Ag Business/Land	491,677,100	534,995,400	8.8%	491,042,322	534,401,021	8.8%
Business Real/Personal	1,413,738,891	1,062,556,151	-24.8%	1,333,826,235	977,708,701	-26.7%
<b>Total</b>	<b>\$3,439,821,791</b>	<b>\$3,151,859,451</b>	<b>-8.4%</b>	<b>\$2,658,550,057</b>	<b>\$2,361,374,447</b>	<b>-11.2%</b>

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Jasper County's total billed net assessed value decreased substantially, by 11.2% in 2013. Declines in business real property assessments due to successful assessment appeals were the reason. These appeals were already reflected in the prior year certified net AV so there was no decline in the current certified net AV. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$0	\$0	\$0	0.0%
2%	0	0	0	0.0%
3%	0	0	0	0.0%
<b>Elderly</b>	6,975	4,461	-2,514	-36.0%
<b>Total</b>	\$6,975	\$4,461	-\$2,514	-36.0%
<b>% of Levy</b>	0.0%	0.0%		

Total tax cap credits in Jasper County were \$4,461, which was a very small fraction of the levy. This was one of the smallest credit percentages in the state. The state average was 10.9%, and the median or typical county saw credits equal to 4.2% of its levy. Tax rates were the main determinant of tax cap credits.

Jasper County's average tax rate was much less than the median rate statewide. Jasper County also had large local property tax credits, which further reduced tax bills. All of Jasper County's tax cap credits were in the elderly category, which limits homestead property tax increases to 2% per year for some homeowners 65 years of age or older. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Jasper County decreased \$2,514 between 2012 and 2013. Credits as a share of the total levy rounded to zero in both years.

### Jasper County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<b>County Total</b>	<b>24,527,032</b>	<b>24,244,333</b>	<b>24,224,545</b>	<b>25,492,145</b>	<b>26,427,098</b>	<b>-1.2%</b>	<b>-0.1%</b>	<b>5.2%</b>	<b>3.7%</b>
Jasper County	6,050,272	5,729,390	5,571,406	5,986,780	5,905,424	-5.3%	-2.8%	7.5%	-1.4%
Barkley Township	11,220	11,103	10,669	10,794	18,033	-1.0%	-3.9%	1.2%	67.1%
Carpenter Township	80,737	77,178	80,500	81,068	76,757	-4.4%	4.3%	0.7%	-5.3%
Gillam Township	36,969	25,852	32,693	36,466	33,669	-30.1%	26.5%	11.5%	-7.7%
Hanging Grove Township	16,358	16,453	15,642	15,913	15,823	0.6%	-4.9%	1.7%	-0.6%
Jordan Township	18,465	18,458	17,453	17,836	18,011	0.0%	-5.4%	2.2%	1.0%
Kankakee Township	59,193	55,430	43,338	56,152	231,801	-6.4%	-21.8%	29.6%	312.8%
Keener Township	215,507	214,570	205,515	206,580	206,953	-0.4%	-4.2%	0.5%	0.2%
Marion Township	89,066	88,715	84,464	84,408	84,547	-0.4%	-4.8%	-0.1%	0.2%
Milroy Township	0	0	0	17,648	17,102				-3.1%
Newton Township	22,476	22,363	21,488	21,724	21,236	-0.5%	-3.9%	1.1%	-2.2%
Union Township	13,266	12,876	12,623	12,602	10,609	-2.9%	-2.0%	-0.2%	-15.8%
Walker Township	91,436	91,476	86,606	85,361	90,998	0.0%	-5.3%	-1.4%	6.6%
Wheatfield Township	64,756	58,290	63,127	84,623	84,513	-10.0%	8.3%	34.1%	-0.1%
Rensselaer Civil City	1,308,364	1,125,863	1,193,656	1,268,876	1,241,435	-13.9%	6.0%	6.3%	-2.2%
Demotte Civil Town	755,663	737,292	700,709	812,156	874,581	-2.4%	-5.0%	15.9%	7.7%
Remington Civil Town	250,475	271,889	259,890	266,054	263,689	8.5%	-4.4%	2.4%	-0.9%
Wheatfield Civil Town	101,622	102,988	98,775	107,294	106,292	1.3%	-4.1%	8.6%	-0.9%
Kankakee Valley School Corp	8,795,840	9,082,493	9,256,618	9,510,719	9,586,411	3.3%	1.9%	2.7%	0.8%
Rensselaer Central School Corp	3,684,986	3,384,219	3,575,115	3,966,750	4,143,688	-8.2%	5.6%	11.0%	4.5%
West Central School Corp	256,771	287,925	259,127	314,040	280,075	12.1%	-10.0%	21.2%	-10.8%
Tri County School Corp	1,107,868	1,358,963	1,285,905	1,291,875	1,304,305	22.7%	-5.4%	0.5%	1.0%
Remington Public Library	69,971	68,226	68,022	68,893	67,169	-2.5%	-0.3%	1.3%	-2.5%
Jasper County Public Library	1,425,751	1,402,321	1,281,204	1,167,533	1,355,785	-1.6%	-8.6%	-8.9%	16.1%
Jasper County Airport Authority	0	0	0	0	388,192				
Northwest Indiana Solid Waste Mgmt Dist	0	0	0	0	0				
Remington Redevelopment Commission	0	0	0	0	0				
Rensselaer Redevelopment Commission	0	0	0	0	0				

### Jasper County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT	CEDIT	CEDIT	LOIT	LOIT	
				Homestead	Homestead	Residential	Homestead	Residential	
37002	Carpenter Township	1.0675	30.6023%	--	--	--	--	--	0.7408
37003	Remington Corp (Carpenter)	1.6160	30.6023%	--	--	--	--	--	1.1215
37019	Barkley Township	0.9943	30.6023%	--	--	--	--	--	0.6900
37020	Gillam Township	0.8721	30.6023%	--	--	--	--	--	0.6052
37021	Hanging Grove Township	1.0153	30.6023%	--	--	--	--	--	0.7046
37022	Jordan Township	1.0142	30.6023%	--	--	--	--	--	0.7038
37023	Kankakee Township	1.1165	30.6023%	--	--	--	--	--	0.7748
37024	Keener Township	1.1231	30.6023%	--	--	--	--	--	0.7794
37025	Demotte Corp (Keener)	1.7155	30.6023%	--	--	--	--	--	1.1905
37026	Marion Township	1.0303	30.6023%	--	--	--	--	--	0.7150
37027	Rensselaer Corp (Marion)	1.5689	30.6023%	--	--	--	--	--	1.0888
37028	Milroy Township	1.0371	30.6023%	--	--	--	--	--	0.7197
37029	Newton Township	1.0094	30.6023%	--	--	--	--	--	0.7005
37030	Union Township North	1.0805	30.6023%	--	--	--	--	--	0.7498
37031	Union Township South	0.9840	30.6023%	--	--	--	--	--	0.6829
37032	Walker Township	1.1279	30.6023%	--	--	--	--	--	0.7827
37033	Wheatfield Township	1.1294	30.6023%	--	--	--	--	--	0.7838
37034	Wheatfield Corp (Wheatfield)	1.5309	30.6023%	--	--	--	--	--	1.0624
37035	Rensselaer Corp. (Newton)	1.5724	30.6023%	--	--	--	--	--	1.0912

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Jasper County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Total	Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly				
<i>Non-TIF Total</i>	0	0	0	4,461		4,461	26,427,098	0.0%
<i>TIF Total</i>	0	0	0	0		0	1,137,979	0.0%
<i>County Total</i>	0	0	0	4,461		4,461	27,565,077	0.0%
Jasper County	0	0	0	856		856	5,905,424	0.0%
Barkley Township	0	0	0	0		0	18,033	0.0%
Carpenter Township	0	0	0	9		9	76,757	0.0%
Gillam Township	0	0	0	5		5	33,669	0.0%
Hanging Grove Township	0	0	0	0		0	15,823	0.0%
Jordan Township	0	0	0	3		3	18,011	0.0%
Kankakee Township	0	0	0	4		4	231,801	0.0%
Keener Township	0	0	0	52		52	206,953	0.0%
Marion Township	0	0	0	15		15	84,547	0.0%
Milroy Township	0	0	0	0		0	17,102	0.0%
Newton Township	0	0	0	11		11	21,236	0.1%
Union Township	0	0	0	1		1	10,609	0.0%
Walker Township	0	0	0	14		14	90,998	0.0%
Wheatfield Township	0	0	0	2		2	84,513	0.0%
Rensselaer Civil City	0	0	0	441		441	1,241,435	0.0%
Demotte Civil Town	0	0	0	498		498	874,581	0.1%
Remington Civil Town	0	0	0	82		82	263,689	0.0%
Wheatfield Civil Town	0	0	0	17		17	106,292	0.0%
Kankakee Valley School Corp	0	0	0	1,136		1,136	9,586,411	0.0%
Rensselaer Central School Corp	0	0	0	815		815	4,143,688	0.0%
West Central School Corp	0	0	0	39		39	280,075	0.0%
Tri County School Corp	0	0	0	197		197	1,304,305	0.0%
Remington Public Library	0	0	0	10		10	67,169	0.0%
Jasper County Public Library	0	0	0	196		196	1,355,785	0.0%
Jasper County Airport Authority	0	0	0	56		56	388,192	0.0%
Northwest Indiana Solid Waste Mgmt Dist	0	0	0	0		0	0	
Remington Redevelopment Commission	0	0	0	0		0	0	
Rensselaer Redevelopment Commission	0	0	0	0		0	0	
TIF - Carpenter Township	0	0	0	0		0	375,775	0.0%
TIF - Remington Corp (Carpenter)	0	0	0	0		0	97,473	0.0%
TIF - Rensselaer Corp. (Marion)	0	0	0	0		0	517,312	0.0%
TIF - Rensselaer Corp. (Newton)	0	0	0	0		0	130,262	0.0%
TIF - Demotte Corp (Keener)	0	0	0	0		0	17,157	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.